

**MINUTES  
CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING SUB COMMITTEE MEETING  
TUESDAY, FEBRUARY 3, 2009  
8:00 P.M. – 955 PINEY POINT ROAD**

**#1. CALL TO ORDER**

Chairman Wiener called the meeting to order at 8:15 P.M.

Present:        Bob Wiener, Chairman  
                  Barbara Abrams  
                  Larry Opalka  
                  Mark Tidwell  
                  Richard Plessela  
                  Rand Stevens  
                  Alan Petrov, City Attorney

Absent:

**#2. RESIDENT/VISITOR COMMENTS**

None

**#3. APPROVAL OF MINUTES – Sub Committee Meeting – January 22, 2009**

Tabled until the next meeting on February 18, 2009

**#4. DISCUSSION AND POSSIBLE ACTION REGARDING BUILDING HEIGHTS IN BUSINESS DISTRICTS B1 AND B3**

Chairman Wiener stated the discussion on building heights concerns Business District B3.

Sub-Committee Member Stevens provided posters for the meeting to emphasize the current ordinances. He stated the ordinances for Business Districts B3 and B4 state that, except for a 4 foot parapet, heights will not exceed the following:

- a. 3 story building – 42 foot building height within 200 feet of the nearest point of any residential lot in Residential District A or C.
- b. 4 story – 56 foot building height at distance greater than 200 feet from the nearest point of any residential lot in Residential District A or C.
- c. 5 story – 70 foot building height at distance greater than 300 feet from nearest point of any residential lot in Residential District A or C.

Scott Wilkinson, with Kirksey Architects, stated that the current building standard allows for 14 feet from floor to floor with the ground floor being higher to allow for a nicer lobby. He stated the top floor is typically 15 feet from floor to roof.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING SUB-COMMITTEE MEETING  
TUESDAY, FEBRUARY 3, 2009**

**MINUTES – PAGE 2**

---

Member Opalka stated the current Ordinance applied to smaller buildings when adopted. He stated the new building standards must comply with older Ordinances.

Member Tidwell asked how tall a 8 story building would be.

Member Stevens answered 120 feet.

Member Stevens showed the second poster he brought as a visual reference. The poster showed Residential District A and the sections of the Business District which fall in the 300 feet range.

Member Stevens reviewed possible suggestions to the Code to allow for taller buildings in the City. The suggestions included items such as modifications to allowable building heights to allow for the new building standards.

Chairman Wiener stated the residents of Hunter's Creek will have an issue with the taller buildings.

Member Opalka asked Dr. Plessela about the density of people and cars for a 10 story building.

Mr. Wilkinson stated a 10 story building could possibly have 600 to 900 cars if the building were fully occupied.

Member Abrams asked Dr. Plessela about a statement made at the previous meeting concerning parking spaces for 1400 vehicle.

Dr. Plessela stated the new parking garage would serve 2 buildings.

Member Stevens stated there were other issues to discuss such as line of sight.

Chairman Wiener stated the Commission was charged with creating a zoning environment that meets the desires of the citizens and the needs of the commercial districts.

Mr. Stevens stated that building heights need to be part of the discussion for the overall view of the City.

A visitor asked about the current trend to convert office buildings into lofts and condos.

Chairman Wiener stated the City Code prohibits that type of remodel.

**CITY OF HEDWIG VILLAGE  
PLANNING AND ZONING SUB-COMMITTEE MEETING  
TUESDAY, FEBRUARY 3, 2009**

**MINUTES – PAGE 3**

---

Chairman Wiener stated the City is fortunate to have the commercial districts. He stated some issues to discuss include traffic, fire and police.

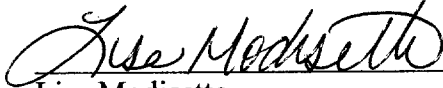
Member Tidwell stated traffic could be directed or controlled toward the freeway.

Member Stevens stated he could get with Hunter's Creek residents to explain the plan for the property on the east side of town. He stated Dr. Plessela and Mr. Stevens are trying to give the City something the community will be proud of, to improve the look of the buildings.

**#5. ADJOURN**

Sub-Committee Member Abrams moved, Sub-Committee Member Opalka seconded, to adjourn the meeting at 9:05 P.M.

**MOTION CARRIED UNANIMOUSLY**

  
\_\_\_\_\_  
Lisa Modisette  
Planning and Zoning Secretary